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Backcountry Tiny Homes, LLC  
26 Owens Court  
Suite 6  
Hampstead, NH 03841

**Table of Contents**

Model Type: Bivouac

Designer Name: BTH  
Client Name(s): N/A  
Project Number: N/A  
Draft: Base Visual Plans  
Date: 2025



**North-East**

**South-West**



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## Visual Plans - Exterior North-East & South-West

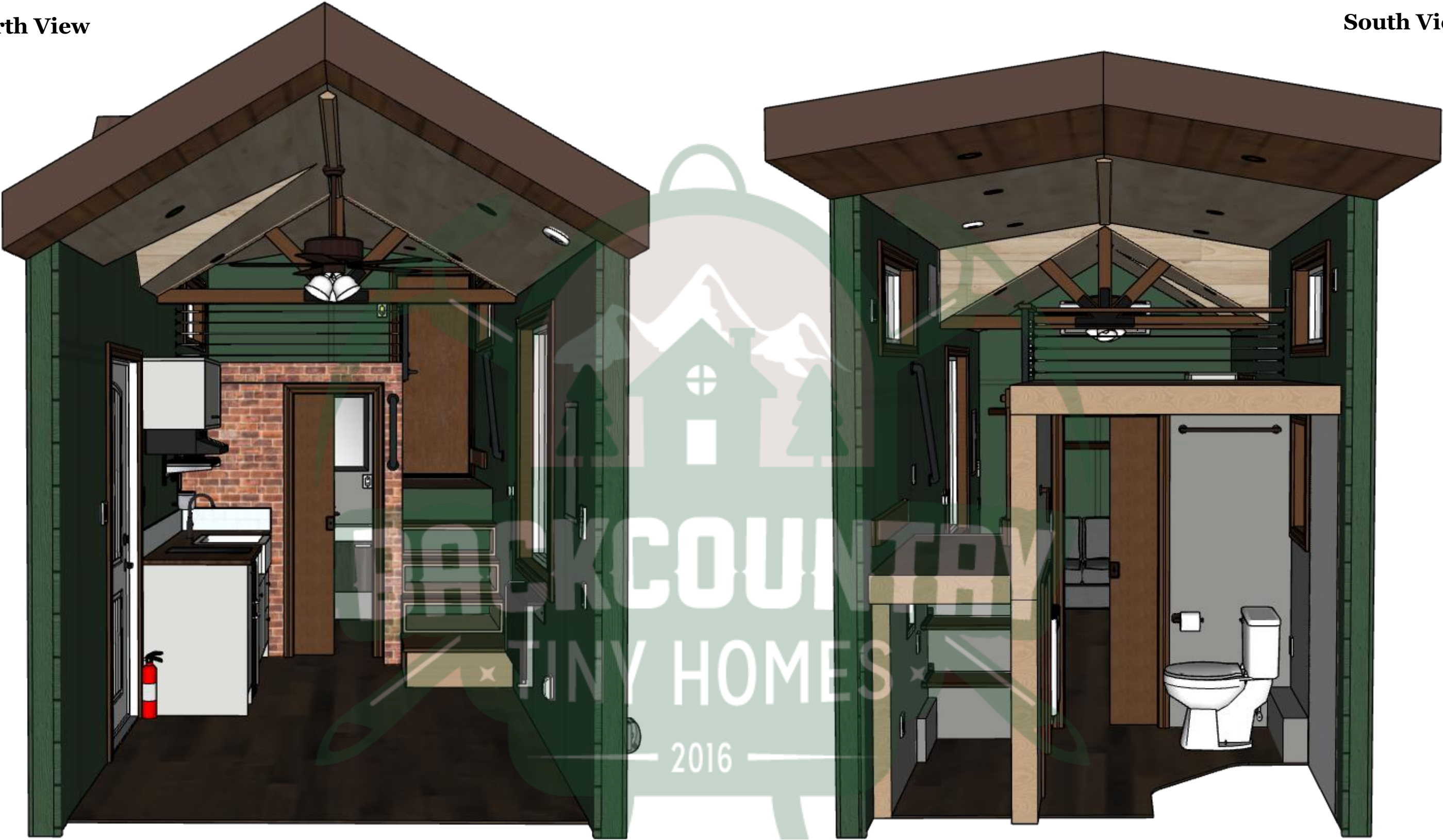
Model Type: Bivouac

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North View

South View



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Visual Plans - Interior North & South

Model Type: Bivouac

Designer Name: BTH  
Client Name(s): N/A  
Project Number: N/A  
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## Visual Plans - Interior from East

Model Type: Bivouac

Designer Name: BTH  
Client Name(s): N/A  
Project Number: N/A  
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Date: 2025

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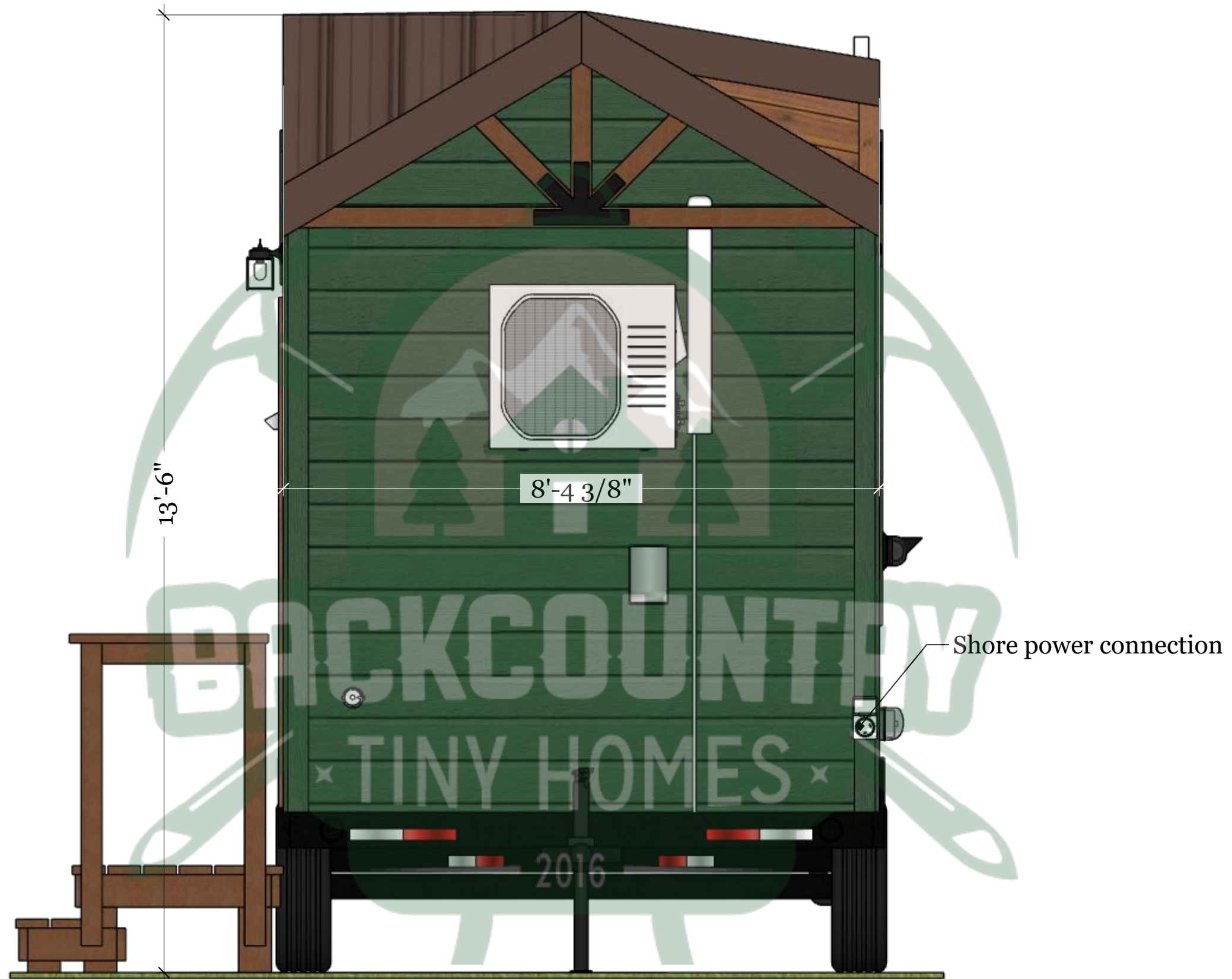
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## Visual Plans - Interior from West

Model Type: Bivouac

Designer Name: BTH  
Client Name(s): N/A  
Project Number: N/A  
Draft: Base Visual Plans  
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A 05



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## Elevations - Exterior North

Model Type: Bivouac

Designer Name: BTH  
Client Name(s): N/A  
Project Number: N/A  
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Date: 2025





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## Elevations - Exterior East

Model Type: Bivouac

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## Elevations - Exterior South

Model Type: Bivouac

Designer Name: BTH  
Client Name(s): N/A  
Project Number: N/A  
Draft: Base Visual Plans  
Date: 2025





Secondary egress

Drainage connection

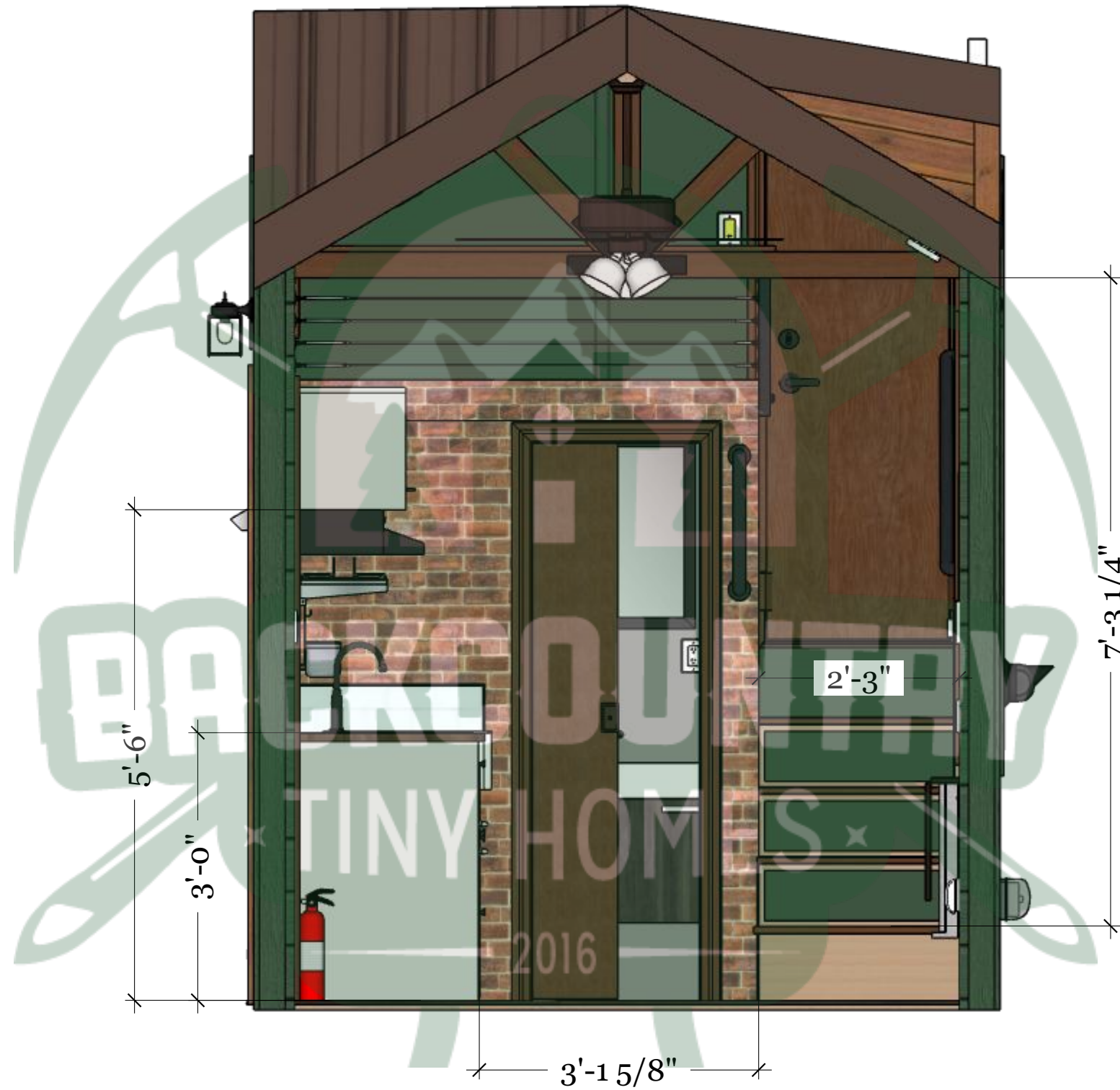
## Elevations - Exterior West

Model Type: Bivouac



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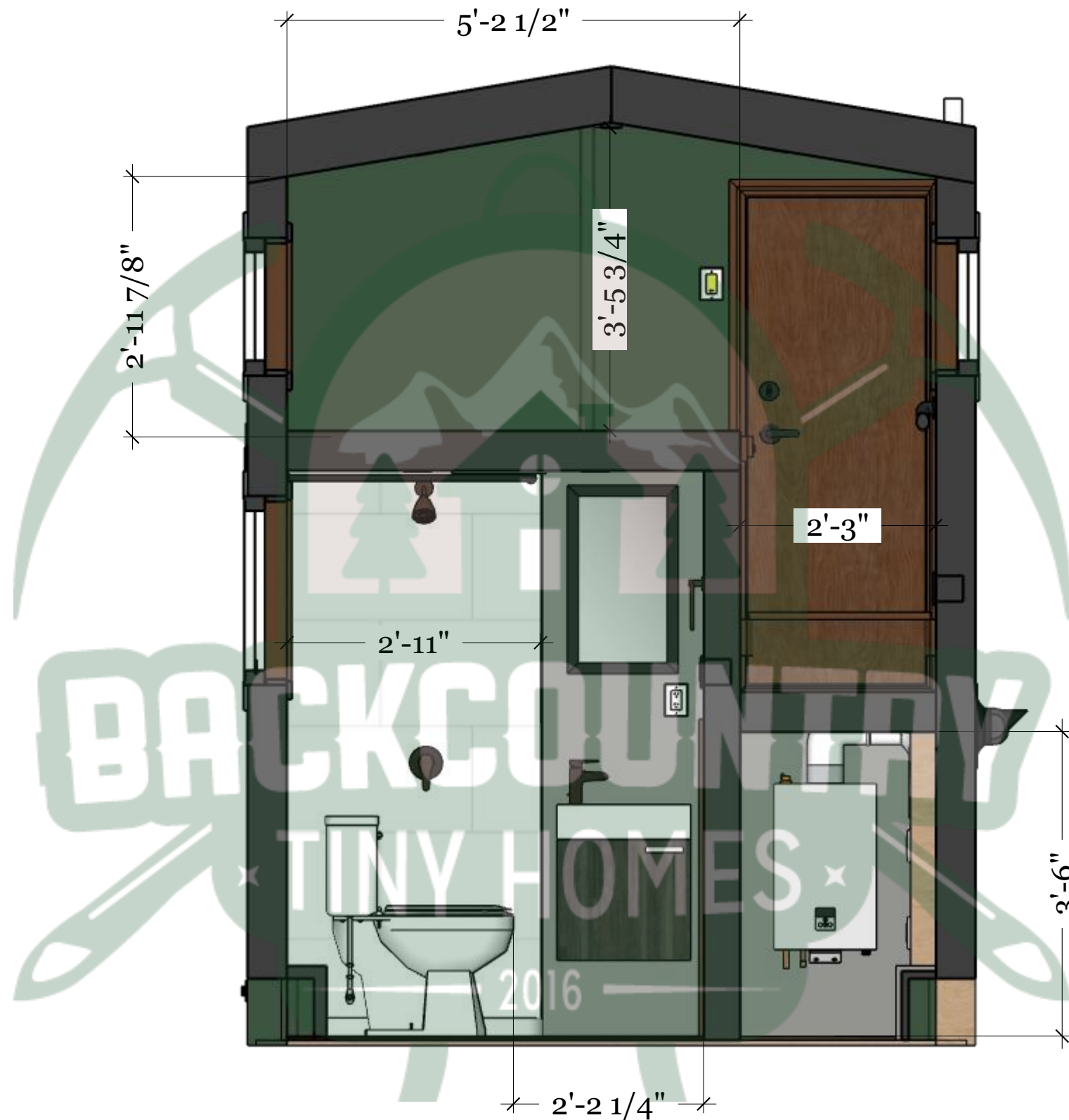
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## Elevations - Interior North View: Near

Model Type: Bivouac

Designer Name: BTH  
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## Elevations - Interior North View: Far

Model Type: Bivouac

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Project Number: N/A  
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## Elevations - Interior East View

Model Type: Bivouac

Designer Name: BTH  
Client Name(s): N/A  
Project Number: N/A  
Draft: Base Visual Plans  
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## Elevations - Interior South View: Near

Model Type: Bivouac

Designer Name: BTH  
Client Name(s): N/A  
Project Number: N/A  
Draft: Base Visual Plans  
Date: 2025

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## Elevations - Interior South View: Far

Model Type: Bivouac

Designer Name: BTH  
 Client Name(s): N/A  
 Project Number: N/A  
 Draft: Base Visual Plans  
 Date: 2025



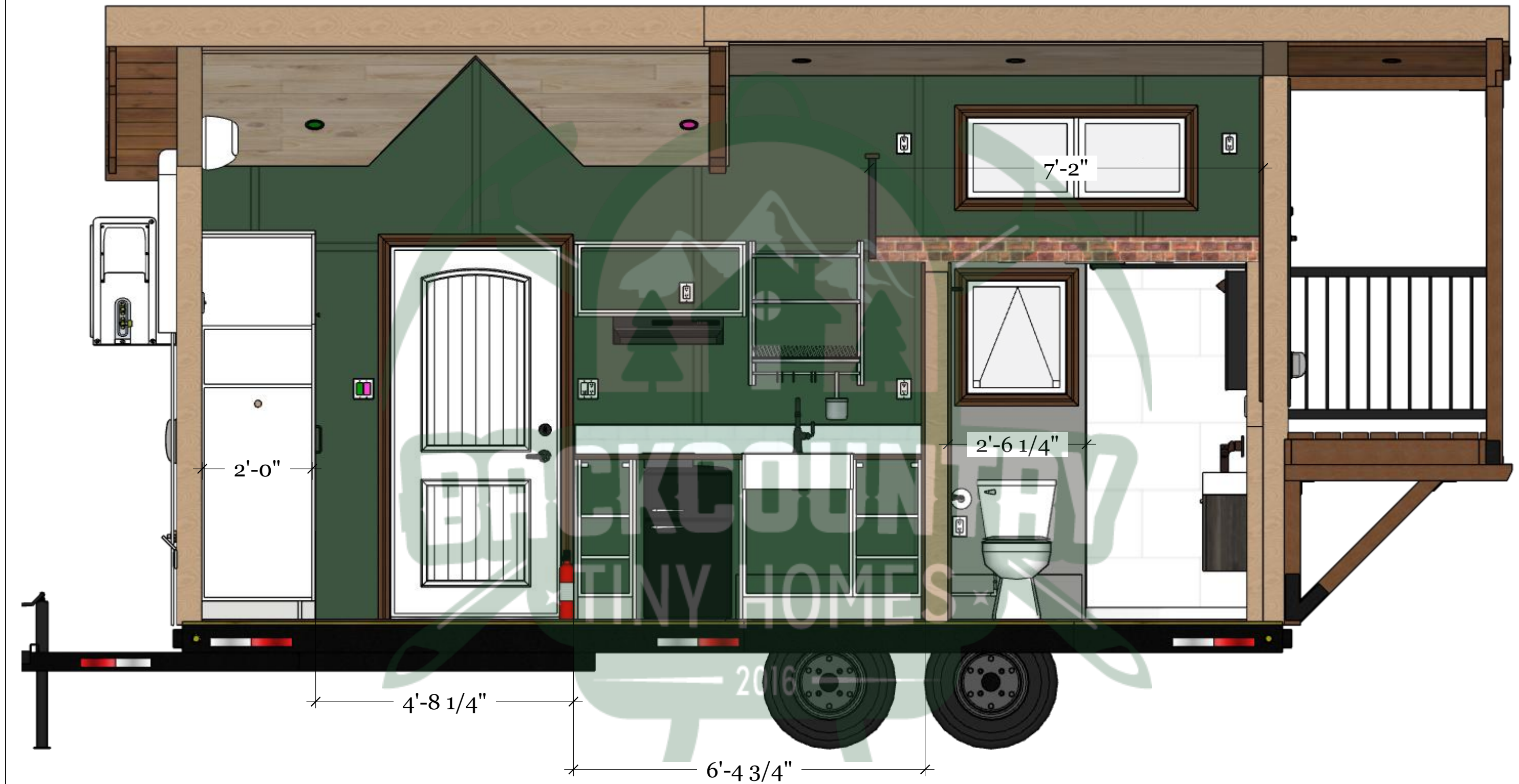
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## Elevations - Interior West View

Model Type: Bivouac

Designer Name: BTH  
Client Name(s): N/A  
Project Number: N/A  
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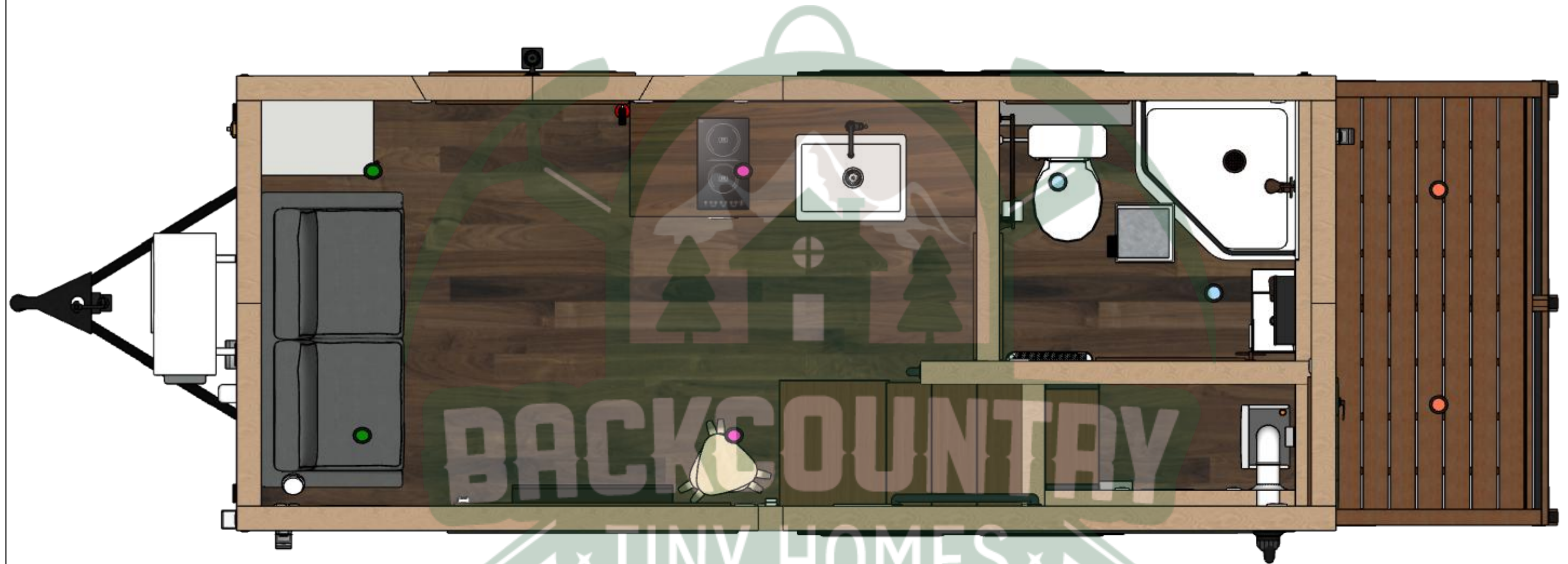


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## Elevations - Interior West View - Hidden

Model Type: Bivouac

Designer Name: BTH  
 Client Name(s): N/A  
 Project Number: N/A  
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**Color of light corresponds with  
switch colors in model**



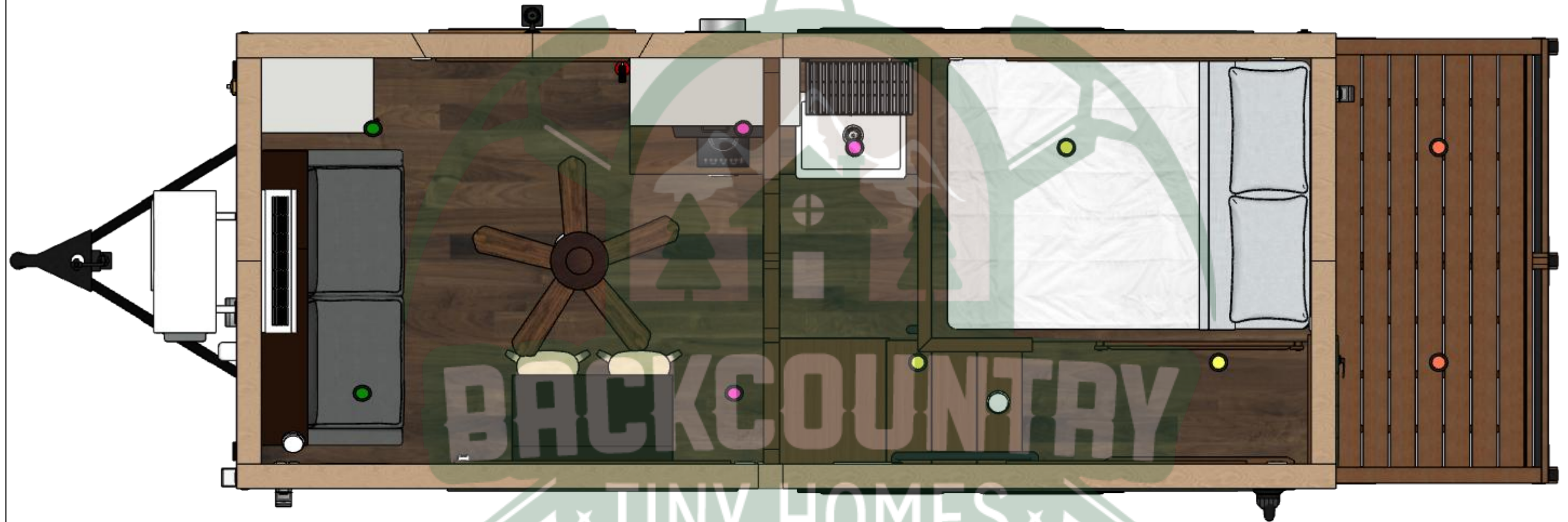
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## Lighting - Lower

Model Type: Bivouac

Designer Name: BTH  
Client Name(s): N/A  
Project Number: N/A  
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Color of light corresponds with  
switch colors in model



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## Lighting - Upper

Model Type: Bivouac

Designer Name: BTH  
Client Name(s): N/A  
Project Number: N/A  
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# Specification Sheet

Exhibit A

**Project Number:** Bivouac Model

**Client Name(s):** N/A

**Designer Name:** BTH

**Date:** 2025

## Information you will find here:

### Topics

- Home Snapshot
- Utilities & Safety
- Paint & Stain Key
- Interior Finishing
- Exterior Finishing
- Bathroom
- Kitchen
- Main Area
- Loft
- Lighting
- Outlets
- Switches
- HVAC
- Exterior
- Windows
- Doors



# Home Snapshot

Trailer and Structure Dimensions as well as Technical Specifications

Item	Description
First Floor SQFT	144sq. ft.
Total SQFT	223sq. ft. (Includes lofts, decks, etc. where applicable)
Total Home LxWxH	28' x 8'-6" x 13'-6" (includes appliances, railings, and trailer tongue)
Trailer LxW	20'-0" x 8'-2"
GAWR & Axles	Dual 7K axles; 14K GAWR
Trailer Type & Hitch	Bumperpull Trailer w/ Recessed Subfloor - Black
Trailer Connections	Custom D-rings welded to trailer around perimeter (earth anchors not included)
Trailer Connections	(4) corner jacks
Trailer Insulation	R-35 Rigid foam or closed-cell spray foam
Wall Insulation	R-15 Mineral wool insulation
Interior Insulation	Frost wall insulated with R-15 mineral wool
Roof Insulation	Closed cell spray foam insulation, R-38
Trailer Framing	16" O.C. metal trailer tubing with steel flashing pan
Wall Framing	24" O.C. wood advanced framing
Roof Framing	16" O.C. 2x6 wood framing

# Utilities & Safety

Utility Details and well as Fire, Health, and Life Safety Specifications

Item	Description	Location	Qty	Additional Notes
Electrical Connection	RV 50amp/220V twist & lock electrical plug	North Wall		
Water Connection	RV city water inlet	East Wall		
Water Heater	Rinnai 5.3 GPM 140,000 BTU 120 Volt Liquid Propane Tankless Water Heater	Laundry nook (South wall)		RE140iP
Sewer Connection	(1) RV 3" waste gate valve	Along West edge of trailer		
Gas Alarm	Gas & Carbon Monoxide Detector			
Smoke Alarm	Smoke Detector, Hardwired	Loft & Kitchen/ Living		(2) total
Fire Extinguisher	Home (1-A:10-B:C) Class ABC 3.9 (lb.) Fire Extinguisher	By front door		
Travel	Tie downs/d-rings for large appliances			
Fire Ladder	Kidde Fire Escape 2-Story Ladder, Escape Ladder, 13-Foot Anti-Slip Rungs, Rope Ladder (to be stored by THO)			
Hitch Lock	Universal Coupler Trailer Hitch Lock, Heavy-Duty Steel Fits 2-5/16" Couplers, Yellow			
Gas Connection	2-stage regulator propane gas connection with (2) pigtails (tanks not included) with frost protector	North Wall		

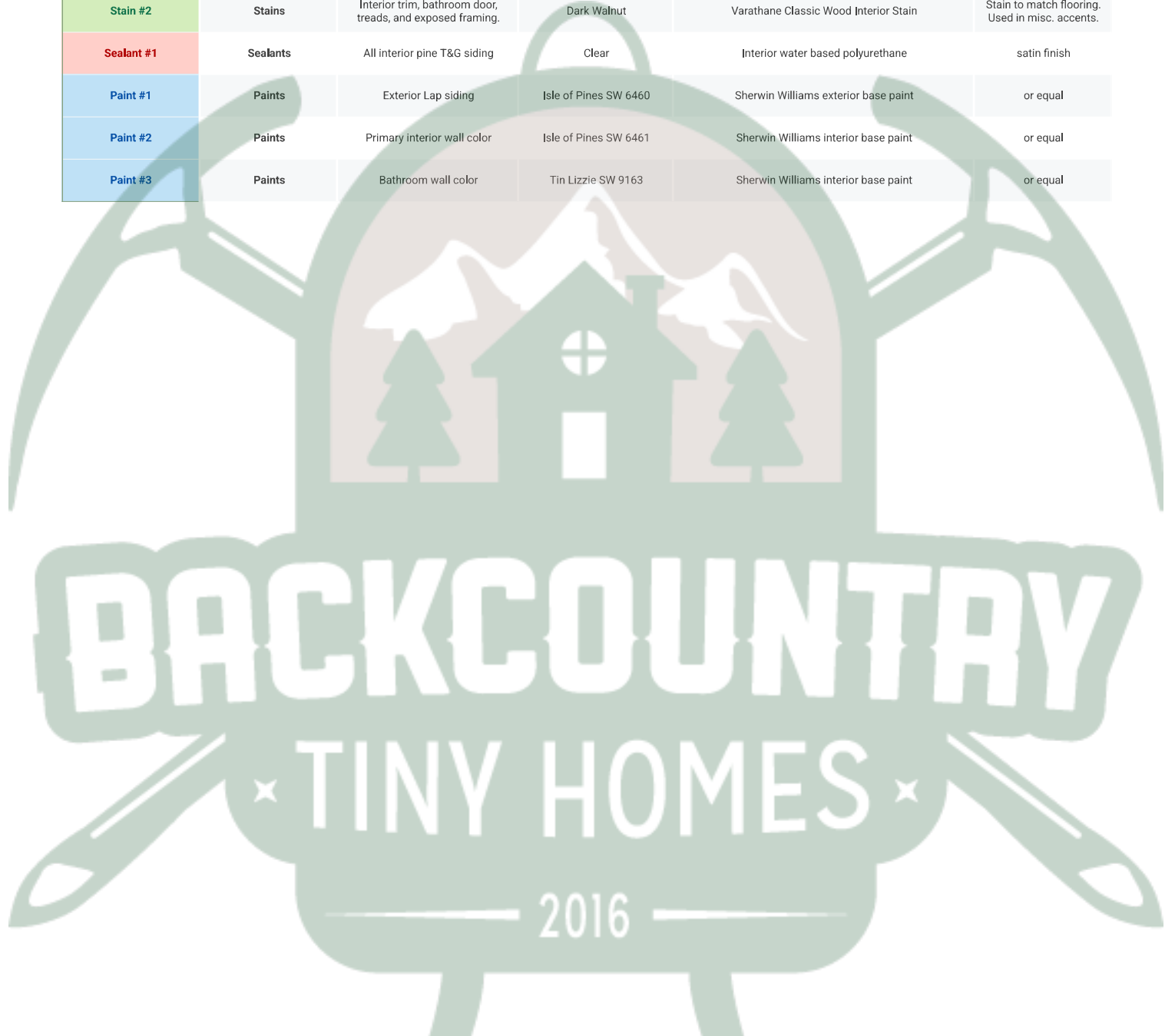


## Paint & Stain Key

Paint, Stain, and Sealant specifications for both interior and exterior of the home.

*The Item Numbers below will be used through out this specification sheet.*

Item		Location	Color	Description	Notes
Stain #1	Stains	Exterior cedar T&G siding and decking	Canyon Brown	Olympic - Transparent Exterior Stain	
Stain #2	Stains	Interior trim, bathroom door, treads, and exposed framing.	Dark Walnut	Varathane Classic Wood Interior Stain	Stain to match flooring. Used in misc. accents.
Sealant #1	Sealants	All interior pine T&G siding	Clear	Interior water based polyurethane	satin finish
Paint #1	Paints	Exterior Lap siding	Isle of Pines SW 6460	Sherwin Williams exterior base paint	or equal
Paint #2	Paints	Primary interior wall color	Isle of Pines SW 6461	Sherwin Williams interior base paint	or equal
Paint #3	Paints	Bathroom wall color	Tin Lizzie SW 9163	Sherwin Williams interior base paint	or equal

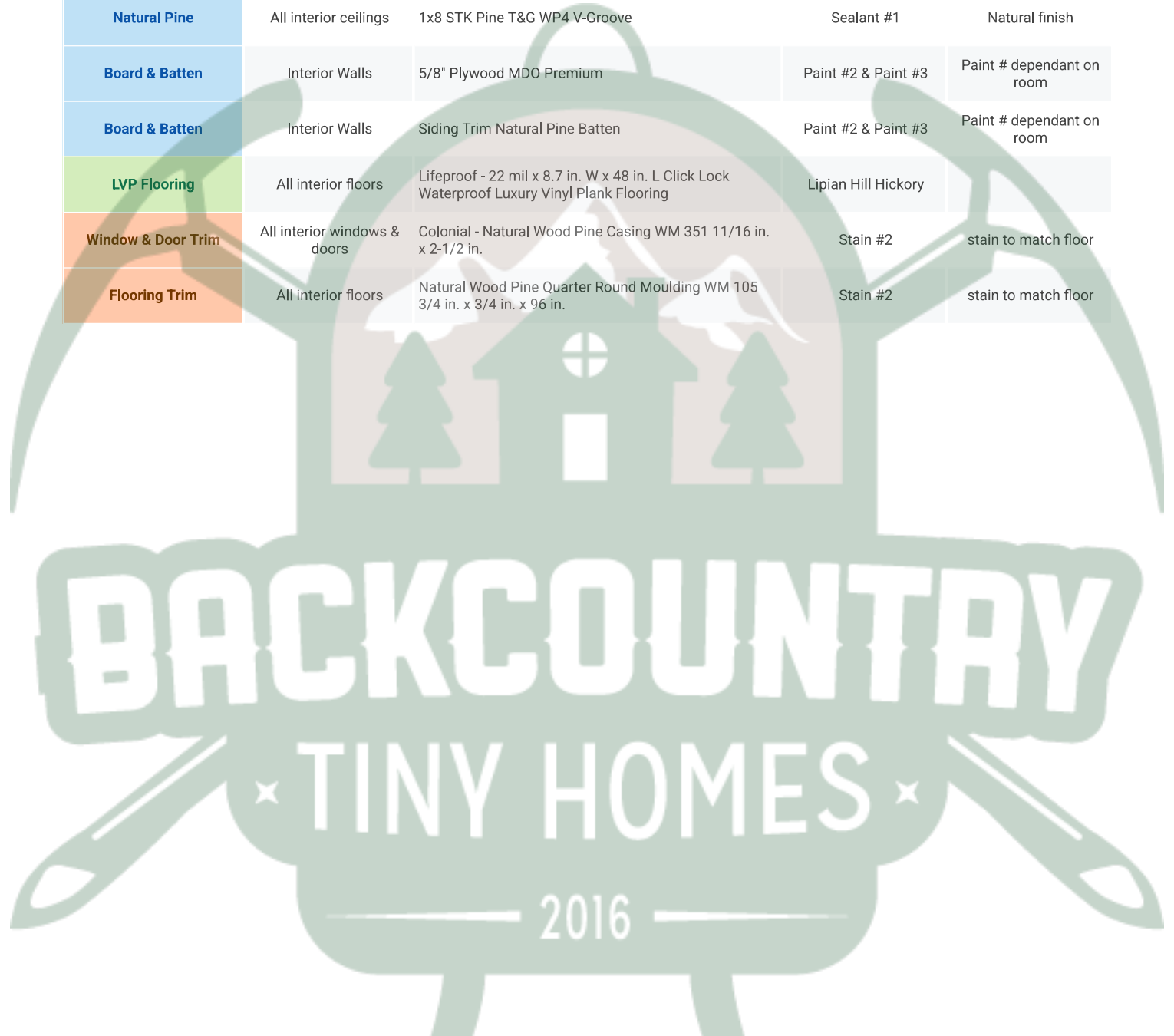


# Interior Finishing

Interior siding, flooring, and trim specifications

See Paint & Stain Key for Color Numbers

Item	Location	Material	Color	Notes
Natural Pine	All interior ceilings	1x8 STK Pine T&G WP4 V-Groove	Sealant #1	Natural finish
Board & Batten	Interior Walls	5/8" Plywood MDO Premium	Paint #2 & Paint #3	Paint # dependant on room
Board & Batten	Interior Walls	Siding Trim Natural Pine Batten	Paint #2 & Paint #3	Paint # dependant on room
LVP Flooring	All interior floors	Lifeproof - 22 mil x 8.7 in. W x 48 in. L Click Lock Waterproof Luxury Vinyl Plank Flooring	Lipian Hill Hickory	
Window & Door Trim	All interior windows & doors	Colonial - Natural Wood Pine Casing WM 351 11/16 in. x 2-1/2 in.	Stain #2	stain to match floor
Flooring Trim	All interior floors	Natural Wood Pine Quarter Round Moulding WM 105 3/4 in. x 3/4 in. x 96 in.	Stain #2	stain to match floor

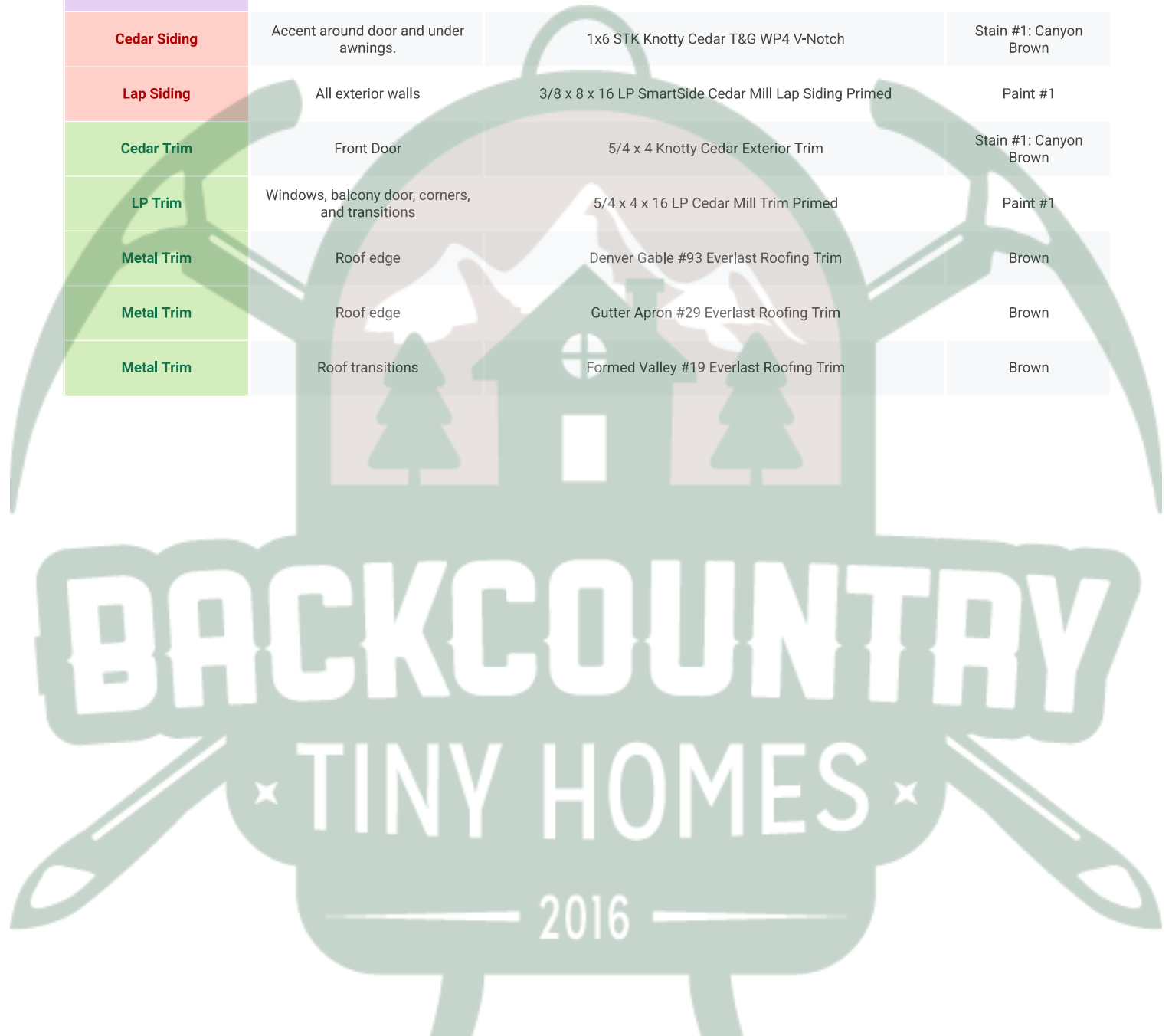




# Exterior Finishing

Exterior siding, roofing, and trim specifications

Item	Location	Material Type	Color
Roofing	Whole roof	36" Everlast Omni Panel	Brown
Cedar Siding	Accent around door and under awnings.	1x6 STK Knotty Cedar T&G WP4 V-Notch	Stain #1: Canyon Brown
Lap Siding	All exterior walls	3/8 x 8 x 16 LP SmartSide Cedar Mill Lap Siding Primed	Paint #1
Cedar Trim	Front Door	5/4 x 4 Knotty Cedar Exterior Trim	Stain #1: Canyon Brown
LP Trim	Windows, balcony door, corners, and transitions	5/4 x 4 x 16 LP Cedar Mill Trim Primed	Paint #1
Metal Trim	Roof edge	Denver Gable #93 Everlast Roofing Trim	Brown
Metal Trim	Roof edge	Gutter Apron #29 Everlast Roofing Trim	Brown
Metal Trim	Roof transitions	Formed Valley #19 Everlast Roofing Trim	Brown



# Bathroom

## Bathroom Specifications

Appliances & Furnishings	Description	Color / Finish	Model #	Notes
Toilet	American Standard Cadet 3 Right Height 2-piece 1.28 GPF Single Flush Round Toilet in White, Seat Included	White		
Laundry	Plumbing and electrical connections provided for future washer/dryer unit. Ventilation prep not included.			
Sink Vanity	Swiss Madison Colmer 18-in Brushed Aluminium Single Sink Floating Bathroom Vanity with Glossy White Ceramic Top		SM-BV612	Or equal
Sink Faucet	Single Hole Single-Handle Bathroom Faucet	Black or Bronze		
Shower Pan & Drain	Delta 36 in. x 36 in. Neo-Angle Corner Shower Pan Base with Corner Drain	White Pan, Black or Bronze Drain		
Shower Walls	Palisades Vinyl Tile Shower Kit	Dusty Pearl	53112	15x26
Shower Cover	Shower curtain rod - curtain not included	Black or Bronze		
Showerhead	Single-Handle Shower Faucet (Valve Included)	Black or Bronze		
Hardware	Toilet paper holder, towel ring, and 24" towel bar	Black or Bronze		
Medicine Cabinet	Glacier Bay: 15-1/4 in. W x 26 in. H Rectangular Framed Recessed or Surface-Mount Bathroom Medicine Cabinet with Mirror	Black		
Storage	IKEA Bergshult / Granhult Wall shelf, 31 1/2x11 3/4 "	Walnut Effect & Black	805.341.69 and 405.432.36	Shelf cut to size



# Kitchen

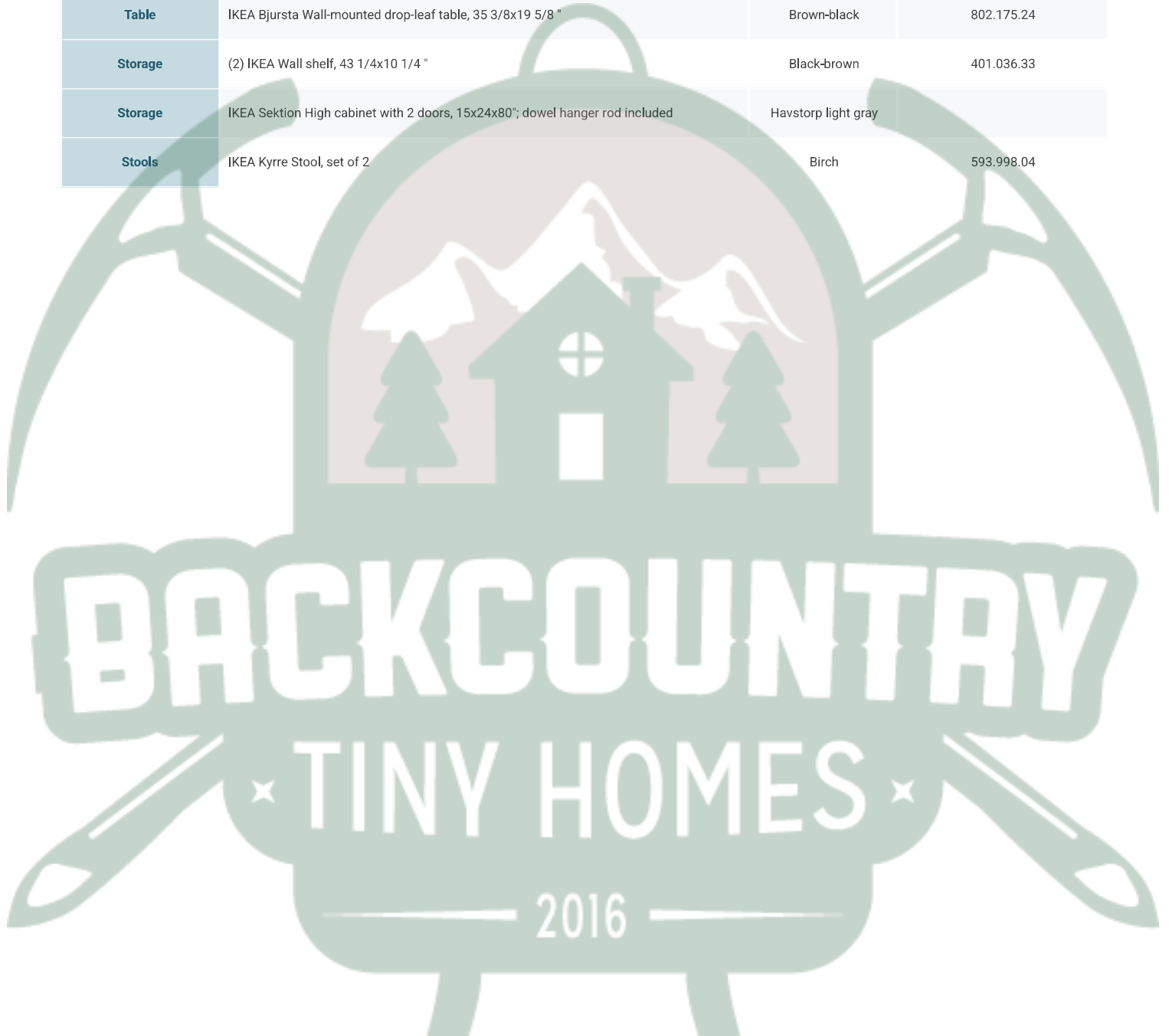
## Kitchen Specifications

Appliances & Furnishings	Description	Color / Finish	Model #	Notes
<b>Cooktop</b>	Gasland 12" Electric cooktop, 240V	Black	CH30BF-N1	
<b>Cooking Vent</b>	Broan-NuTone F40000 24 in. 230 Max Blower CFM Convertible Under-Cabinet Range Hood with Light	Black	F402423	
<b>Fridge / Freezer</b>	Small Retro - Magic Chef Retro 3.2 cu. ft. 2-Door Mini Fridge	Black	305971717	
<b>Kitchen Sink</b>	IKEA Havsen Apron front, single bowl, 25x19 "	White	792.537.25	
<b>Faucet</b>	Single handle, high arc, standard faucet	Black or Bronze		
<b>Base Cabinet</b>	IKEA Sektion Base cab f HAVSEN single bowl sink, 24x24x30 "	Havstorp, Light Grey	295.592.43	
<b>Base Cabinet</b>	IKEA Sektion / Maximera Base cabinet w 3 fronts/4 drawers, 15x24x30 "	Havstorp, Light Grey	495.592.61	
<b>Base Cabinet</b>	IKEA Sektion Base cabinet with shelves, 12x24x30"	Havstorp, Light Grey	095.592.58	
<b>Cover Panels</b>	IKEA Sektion cover panels of varying sizes, as needed	Havstorp, Light Grey		
<b>Cabinet Toekick</b>	IKEA Havstorp Toekick, 84x4 1/2 "	Light Grey	505.878.28	
<b>Wall Cabinet</b>	IKEA Sektion Wall cabinet horizontal, 36x15x15 "	Havstorp, Light Grey	695.596.70	
<b>Countertop</b>	IKEA Ekbacken Countertop, laminate, 98x1 1/8"	Brown walnut effect	004.429.89	
<b>Backsplash</b>	Ceramic 3x6 subway tile	White, Glossy		White grout with black or bronze trim
<b>Hardware</b>	(3) IKEA Baggnas knobs, flat	Black	903.384.17	Shared with entryway storage
<b>Hardware</b>	(1) IKEA Baggnas Handles, 5 5/8"	Black	803.384.13	Shared with entryway storage
<b>Shelving</b>	(2) IKEA Kungsfors Shelf, stainless steel, 23 5/8 "		503.349.25	
<b>Shelving</b>	IKEA Kungsfors Dish drainer		403.712.25	
<b>Storage Misc.</b>	IKEA Kungsfors Rail with 5 hooks and 1 container, stainless steel, 15 3/4 "		893.081.57	
<b>Storage Misc.</b>	(2) IKEA Kungsfors Suspension rail, stainless steel, 31 1/2 "		803.348.58	

# Main Area

## Living and Dining Area Specifications

Furnishings	Tr	Description	Tr	Color / Finish	Tr	Additional Notes
Sofa		IKEA Parup Loveseat (or equal)		Vissle Grey		193.891.66
Table		IKEA Bjursta Wall-mounted drop-leaf table, 35 3/8x19 5/8 "		Brown-black		802.175.24
Storage		(2) IKEA Wall shelf, 43 1/4x10 1/4 "		Black-brown		401.036.33
Storage		IKEA Sektion High cabinet with 2 doors, 15x24x80"; dowel hanger rod included		Havstorp light gray		
Stools		IKEA Kyrre Stool, set of 2		Birch		593.998.04

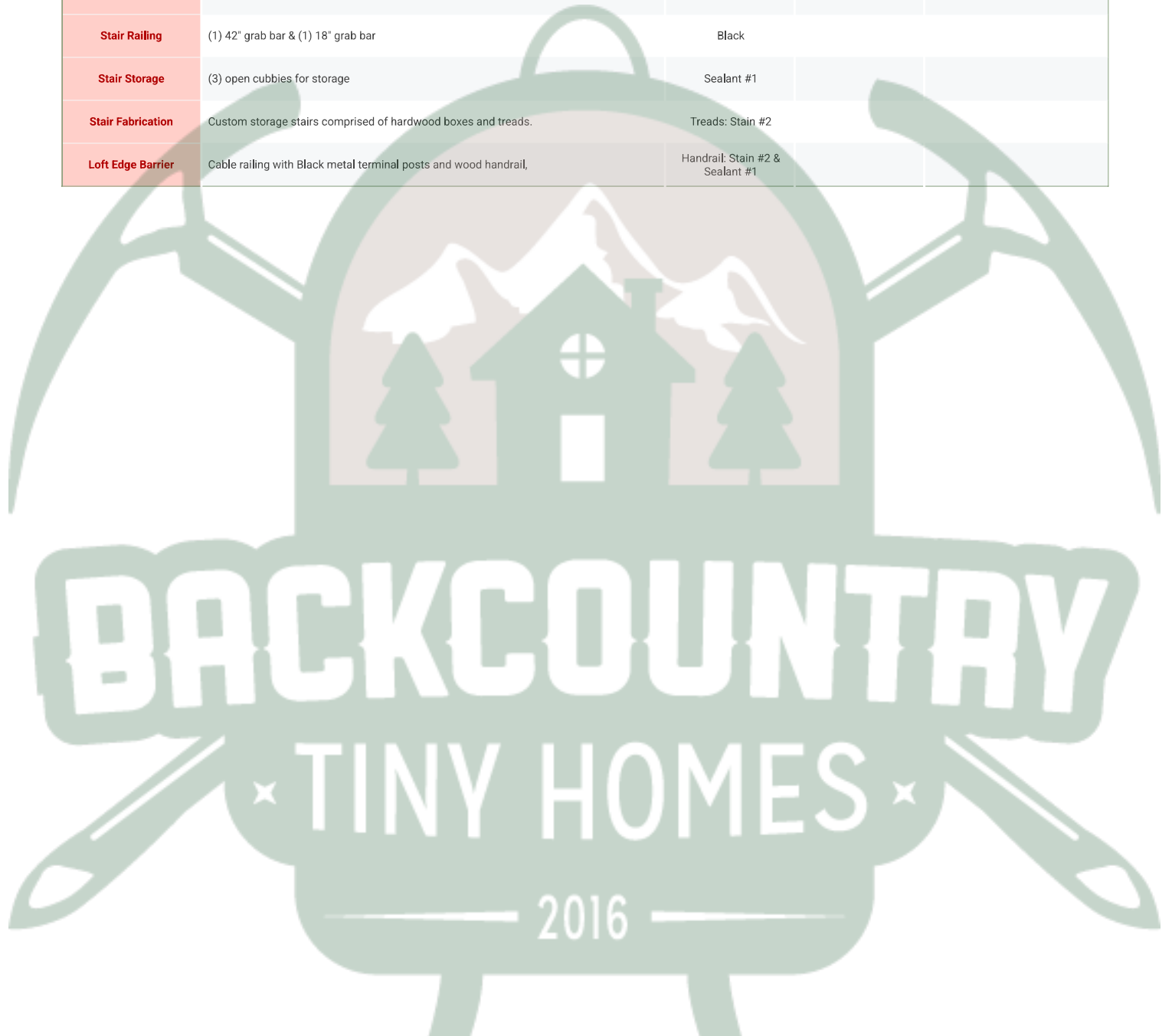




## Loft

### Bedroom Loft and Stair Specifications

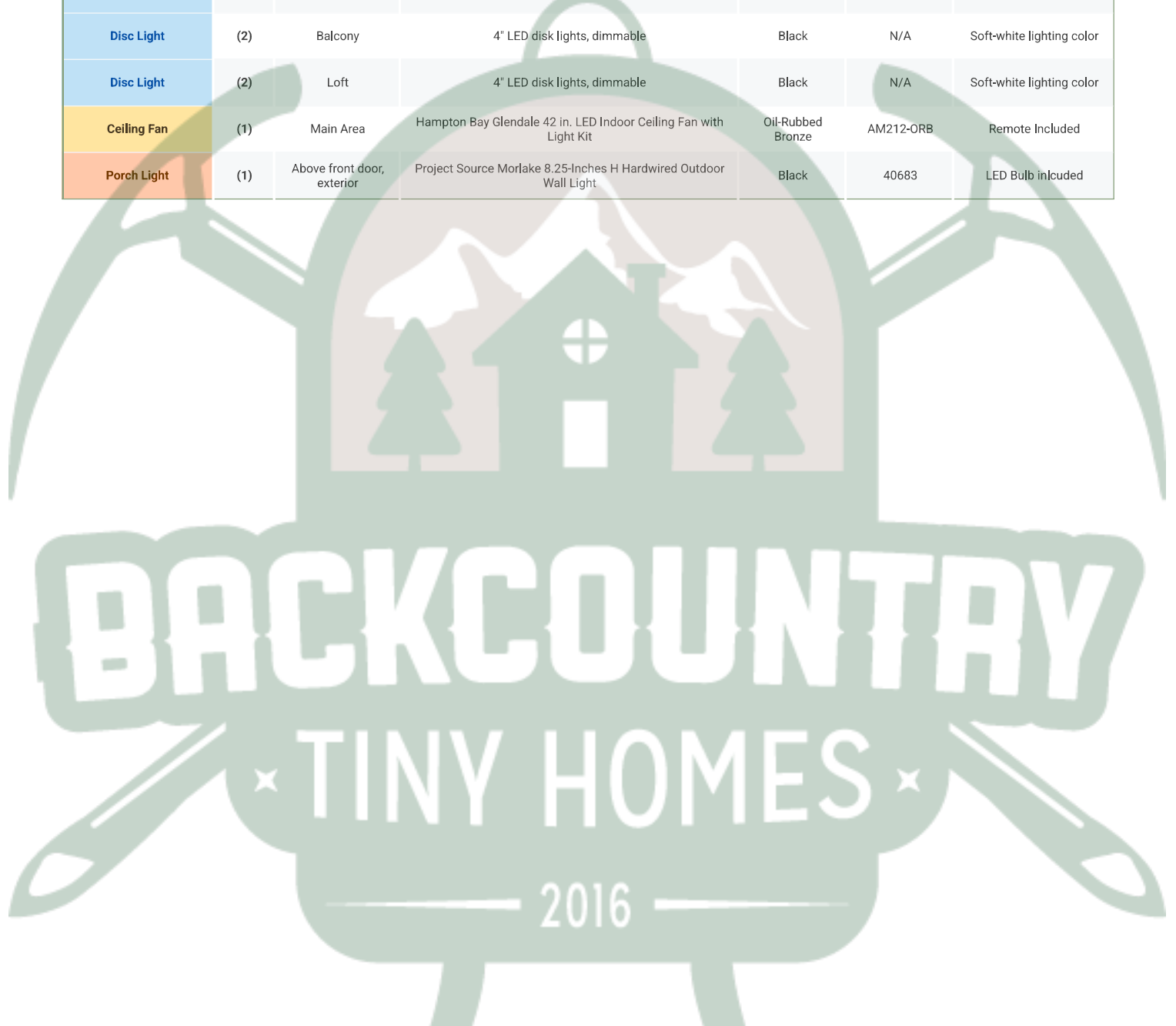
Furnishings	Description	Color / Finish	Model #	Additional Notes
<b>Bed</b>	Area fits a Queen mattress - <b>mattress not included</b>			
<b>Ladder</b>	Custom whitewood hardwood flip-up step with thumb screw attachments - 42" wide	Stain #2 & Sealant #1		
<b>Stair Railing</b>	(1) 42" grab bar & (1) 18" grab bar	Black		
<b>Stair Storage</b>	(3) open cubbies for storage	Sealant #1		
<b>Stair Fabrication</b>	Custom storage stairs comprised of hardwood boxes and treads.	Treads: Stain #2		
<b>Loft Edge Barrier</b>	Cable railing with Black metal terminal posts and wood handrail,	Handrail: Stain #2 & Sealant #1		



# Lighting

Light Fixture Specifications and Locations

Fixture	Amt	Location	Description	Tr	Color	Model #	Additional Notes
Disc Light	(2)	Bathroom	4" LED disk lights, dimmable		Black	N/A	Soft-white lighting color
Disc Light	(5)	Main Area	4" LED disk lights, dimmable		Black	N/A	Soft-white lighting color
Disc Light	(2)	Balcony	4" LED disk lights, dimmable		Black	N/A	Soft-white lighting color
Disc Light	(2)	Loft	4" LED disk lights, dimmable		Black	N/A	Soft-white lighting color
Ceiling Fan	(1)	Main Area	Hampton Bay Glendale 42 in. LED Indoor Ceiling Fan with Light Kit		Oil-Rubbed Bronze	AM212-ORB	Remote Included
Porch Light	(1)	Above front door, exterior	Project Source Morlake 8.25-Inches H Hardwired Outdoor Wall Light		Black	40683	LED Bulb included





# Outlets

## Interior and Exterior Outlet Specifications

	Outlet	Count	Use / Details	Description
Bathroom	Outlet	(3)	(1) General use; (1) designated for wall heater; (1) designated for future installation of composting toilet	Standard 15amp Outlet
Bathroom	Appliance Outlet	(1)	For Washer/ Dryer	120V outlet with designated circuit
Bathroom	Appliance Outlet	(1)	for Water Heater	120V outlet with designated circuit
Kitchen	Outlet	(2)	Countertop general use	Standard 15amp Outlet
Kitchen	Appliance Outlet	(3)	Cooktop, hoodvent, and fridge.	120V outlet with designated circuit
Living Area	Wall Jack	(1)	Internet connection	RG6 connection - Wall Jack with F-Type Coaxial Connector
Living Area	Outlet	(5)	General use - (1) designated for gas alarm - (1) designated for thermostat	Standard 15amp Outlet
Loft	Outlet	(3)	General use - (1) with nightlight cover	Standard 15amp Outlet
Outdoor	Exterior Wall Jack	(1)	Located on West wall	RG6 connection with bubble cover - Wall Jack with F-Type Coaxial Connector
Outdoor	Exterior Outlet	(1)	General use. Located in balcony on South wall	Exterior rated outlet with bubble cover

# Switches

## Light and Power Switch Specifications

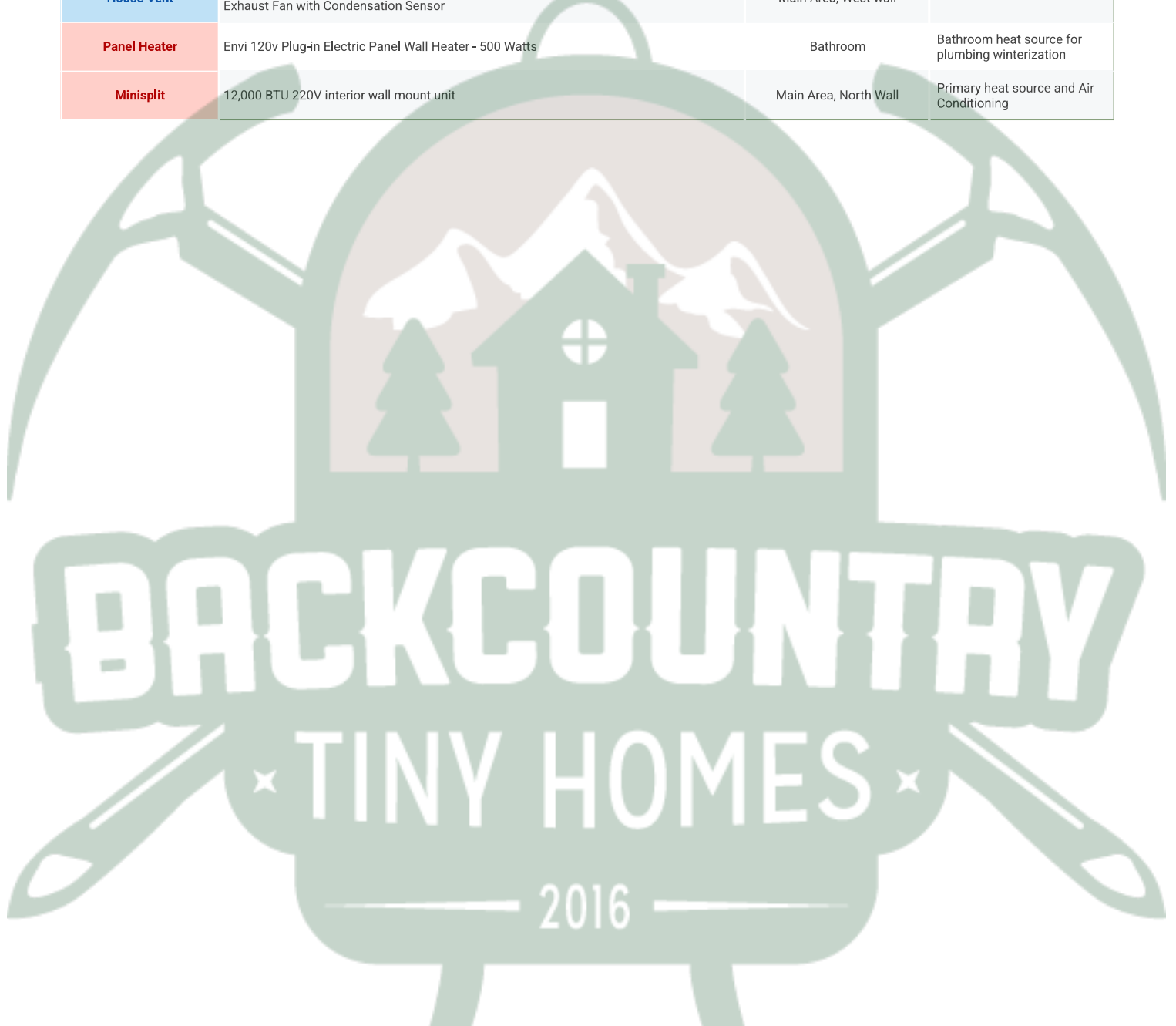
	Switch	Count	Use	Description
Living Area	Electrical Panel	(1)		Amp 100-Space 20-Circuit Main Breaker Load Center
Living Area	Thermostat	(1)	Main area heating control	Flair, Puck Smart Thermostat with wall plug for Minisplit
Living Area	Light Switch	(1)	Loft lights	Non-dim Paddle Switch
Living Area	Power Switch	(1)	Ceiling fan on/off	Non-dim Paddle Switch
Kitchen / Entry	Light Switch	(2)	Kitchen and Living Area lights	Dimming Paddle Switch
Kitchen / Entry	Power Switch	(1)	Porch Light	Non-dim Paddle Switch
Bathroom	Light Switch	(1)	Bathroom Lights	Dimming Paddle Switch
Bathroom	Power Switch	(1)	Bathroom vent fan on/off	Non-dim Paddle Switch
Loft	Power Switch	(1)	Whole house vent on/off	Non-dim Paddle Switch
Loft	Light Switch	(2)	(1) Loft lights; (1) Exterior balcony lights	Dimming Paddle Switch



# HVAC

Heating, Ventilation, and Air Conditioning Specifications

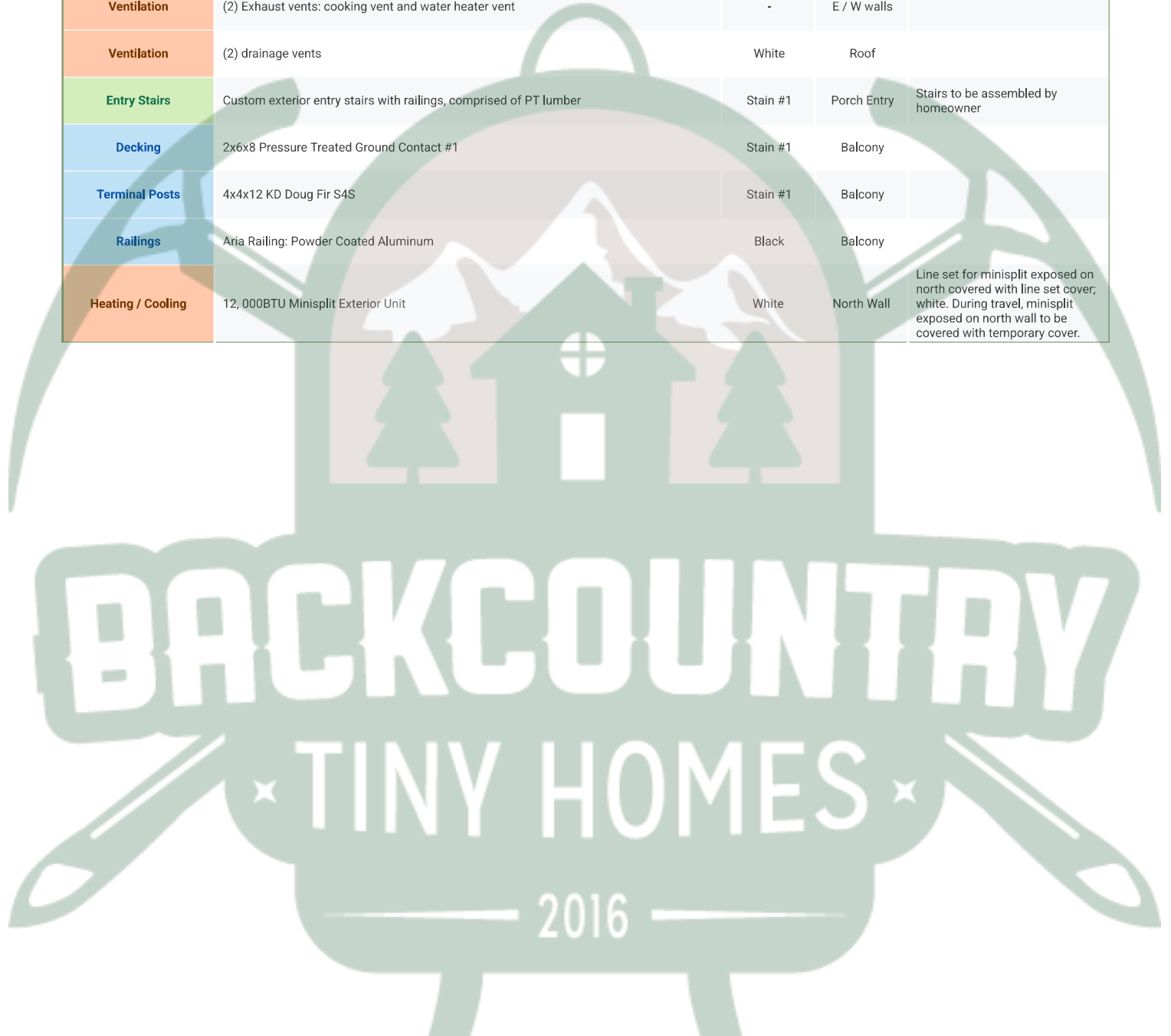
Item	Description	Location	Additional Notes
Bathroom Vent	Panasonic WhisperValue DC Pick-A-Flow 50-100 CFM Ceiling or Wall, Very Low Profile Exhaust Fan with Condensation Sensor	Bathroom	
House Vent	Panasonic WhisperValue DC Pick-A-Flow 50-100 CFM Ceiling or Wall, Very Low Profile Exhaust Fan with Condensation Sensor	Main Area, West wall	
Panel Heater	Envi 120v Plug-in Electric Panel Wall Heater - 500 Watts	Bathroom	Bathroom heat source for plumbing winterization
Minisplit	12,000 BTU 220V interior wall mount unit	Main Area, North Wall	Primary heat source and Air Conditioning



# Exterior

Specification of balcony and exterior items

Furnishings	Description	Color	Location	Additional Notes
Ventilation	(2) louver vents: whole house and bath vent	White	E/ W walls	
Ventilation	(2) Exhaust vents: cooking vent and water heater vent	-	E / W walls	
Ventilation	(2) drainage vents	White	Roof	
Entry Stairs	Custom exterior entry stairs with railings, comprised of PT lumber	Stain #1	Porch Entry	Stairs to be assembled by homeowner
Decking	2x6x8 Pressure Treated Ground Contact #1	Stain #1	Balcony	
Terminal Posts	4x4x12 KD Doug Fir S4S	Stain #1	Balcony	
Railings	Aria Railing: Powder Coated Aluminum	Black	Balcony	
Heating / Cooling	12, 000BTU Minisplit Exterior Unit	White	North Wall	Line set for minisplit exposed on north covered with line set cover, white. During travel, minisplit exposed on north wall to be covered with temporary cover.





# Windows

Window Schedule

Window	Tr	Count	Size	Opening Type	Color / Material	Glass Type	Location
Window A - Egress		(1)	56"w x 56"h	XO Glider	White Vinyl	Clear, Tempered	W. Wall, Living Area
Window B		(2)	48"w x 18"h	XO Glider	White Vinyl	Clear, tempered	E / W Walls, Loft
Window C		(1)	23"w x 25"h	Awning	White Vinyl	Clear, tempered	E. Wall, Bathroom



# Doors

## Door Schedule

Item	Tr	Count	Model / Description	Size	Opening Type	Color	Location
Front Door		(1)	Smooth Fiberglass, 2-panel plank arch top	36" x 80"	LH Outswing	White	East Wall
Bathroom Door		(1)	Flush hardwood hollow-core panel	24" x 80" - cut to size	Pocket Door	Stain #2	
Balcony Door		(1)	BTH Custom Hardwood Slab Door	24" x 67"	RH Outswing	Stain #2	South Wall
Front Door Handle		(1)	Contemporary lever handle with matching deadbolt		---	Black or Bronze	
Pocket Door Handle		(1)	Standard pocket door pull handle with locking mechanism		---	Black or Bronze	Bathroom Door

